The works undertaken

As described within the report and presentation.

**Replaced old existing roof to garage.**

The garage space upon purchase of the property in 2018 has been predominantly unused as the roof was leaking and requiring replacement, and the garage door was faulty and required upgrading or replaced. The existing garage is circa 50 + years old, as is the surrounding areas of the property. A new roof covering was completed in August 2023. It covered the same area as the existing roof , with guttering also replaced as this was old and in disrepair.

The internals were lined to provide a more aesthetic finish and allow for a better storage(sports equipment etc) and space for gym equipment(treadmill)

The car port was reduced back, removing the plastic covering. The wooden area of car port remained and new roof covering was continuous with garage roof to provide a clean finish.

The garage door was removed and a door and window put in its place.

* More secure
* No requirement for a garage door
* Better aesthetic finished look for driveway

**Existing walkway and wall leading to garden from garage area**.

Continued roof covering over short walkway to secure the space into the garden.

* Clad existing wall (as seen on photo report)
* Replaced gate with door and lock
* Roof over walkway
* Better aesthetically

The walkway forms part of the garage to the garden space but remained an exposed space to weather. The cladding was to make it more aesthetically pleasing and match the garden room materials.

**Garden Room and decking**

* Took down the old structure (garden room/shed) as it was unsafe and had not been maintained
* New garden room was built in August 2020 as per pictures in report
* New composite decking was put in place around garden room and to level the sloping ground to the highest point of the existing patio
  + Tied in with existing patio levels

The garden room is stand-alone and not part of any other structure or connected to any walls or parts of the property or other structures. The space does not impede on any sunlight, or block any views to the outside oval, or remove any privacy to adjacent properties ; it is all same level as existing garage, and from ground level(highest point) to garden room roof being 2.4m.

The large garden space is private and secured by a wall and high fencing. The garden room sits in the corner of the garden predominantly protected by a wall, with a height above 2.4m due to the slope of the garden areas.

When undertaking these works, the thought in mind was down to ensuring the existing spaces were

* Repaired
* Replaced
* Usable spaces / safe spaces
* Functional
* Secure and Safe
* Aesthetically thoughtful

The design intent I think has set out to do this - improving and repairing old spaces.